

- General Notes:**
- All plant material shall be Florida No. 1 or better as given in the current Grades and Standards for Nursery Plants, 2nd Edition, February 1988, Florida Department of Agriculture and Consumer Services, Division of Plant Industry. Co-dominant trees and trees with bark inclusion will not be accepted.
 - All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
 - All plants shall be true to species and variety and shall conform to measurements specified.
 - All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
 - Contractor shall notify S.U.A.S.H.I.N.E. (1-800-432-4770) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
 - Grade 8⁺, shredded Melaleuca or Eucalyptus minimum 3" deep, shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a minimum depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 2" from the base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
 - Sod shall be Bahia solid and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
 - All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. (Note: Field observation and soil analysis may require a different soil composition to be provided.) All plant materials shall be planted with a minimum of six to twelve inches of this planting soil around and beneath the root ball. Refer to planting details. Planting beds and planting soil shall be free from road, pea, egg, or colored rock, building materials, debris, weeds, noxious pests and diseases.
 - All sodded areas to have a minimum of 2" of planting soil as "described in note #8.
 - All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth on year from date of final acceptance.
 - All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
 - All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into plant pits by washing in.
 - All trees, palms and other plants shall be planted with the top of their root balls no deeper than the final grade surrounding the planting area.
 - In areas where paved surfaces abut sod or mulch, the final grade level of both surfaces should be even.
 - All planting shall be installed with fertilizer and/or fertilizer tablets at time of planting.
 - All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning, and removal of refuse and debris on regular basis so as to present a neat and well kept appearance at all times.
 - All landscape and sod area shall have an automatic irrigation system installed. Coverage should be 100% to all landscape and sod areas and spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
 - All landscape shall be installed in compliance with all local codes.
 - The plan shall take precedence over the plant list, should there be any discrepancy between the two.

Landscape Legend

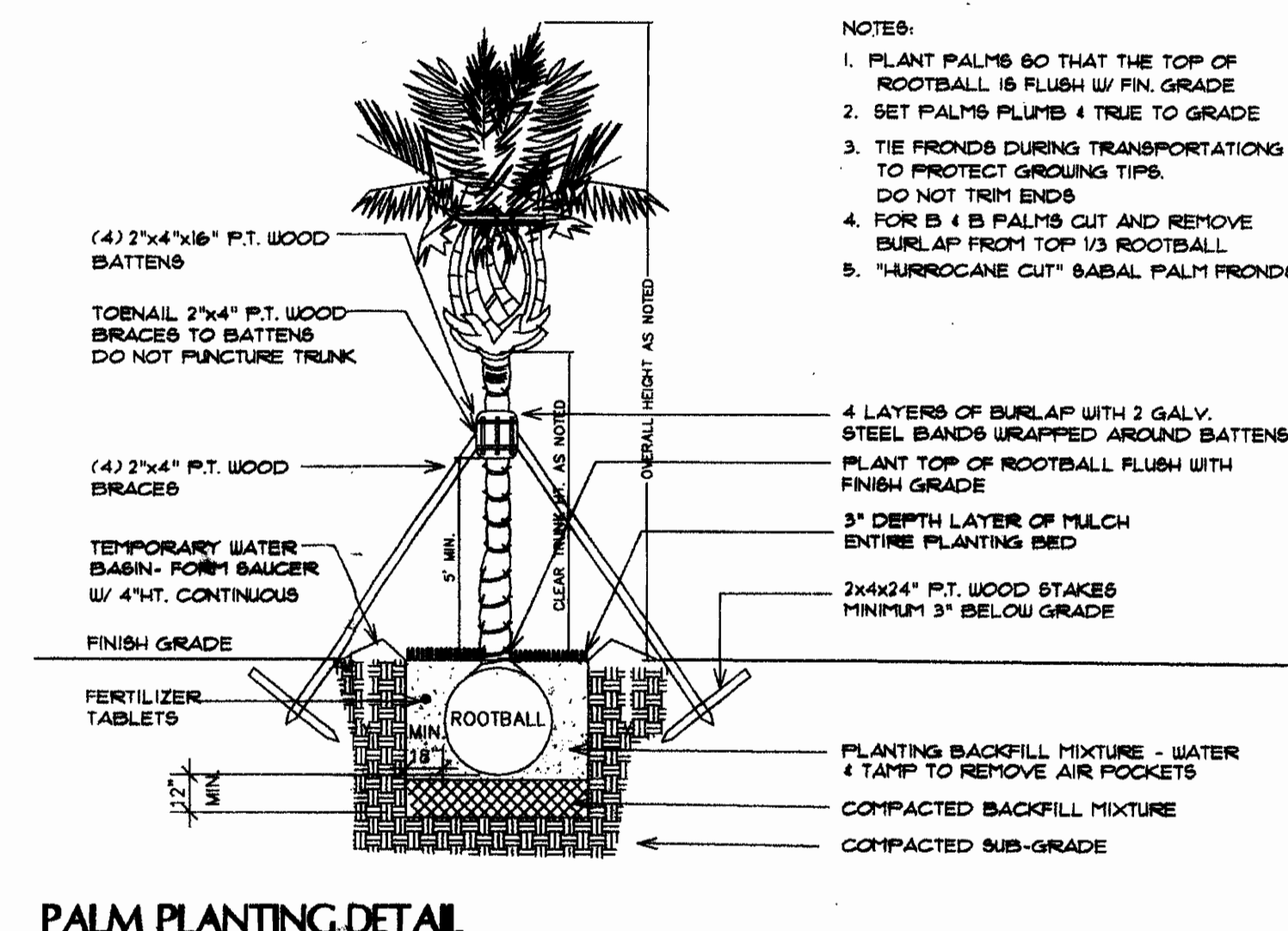
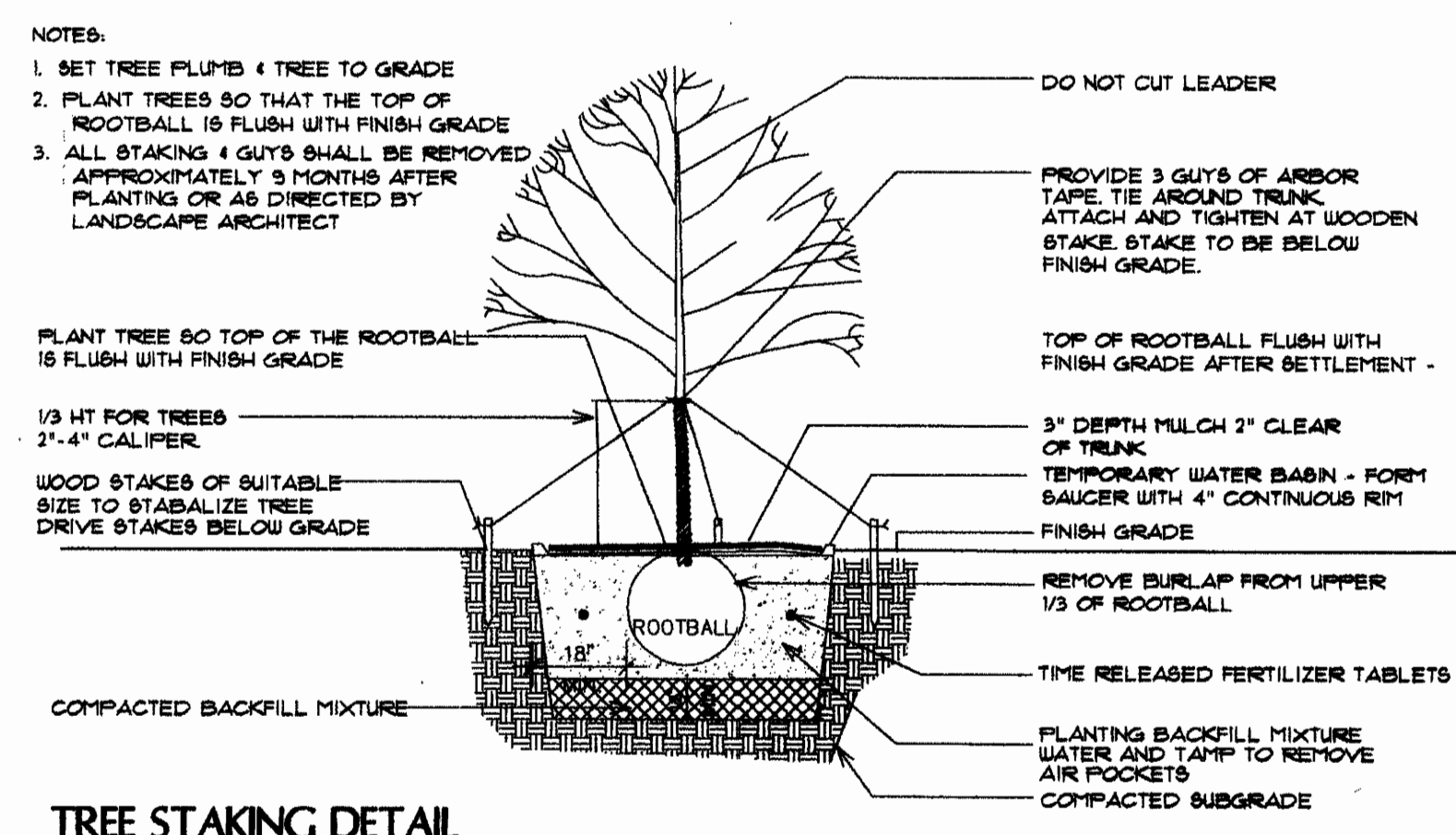
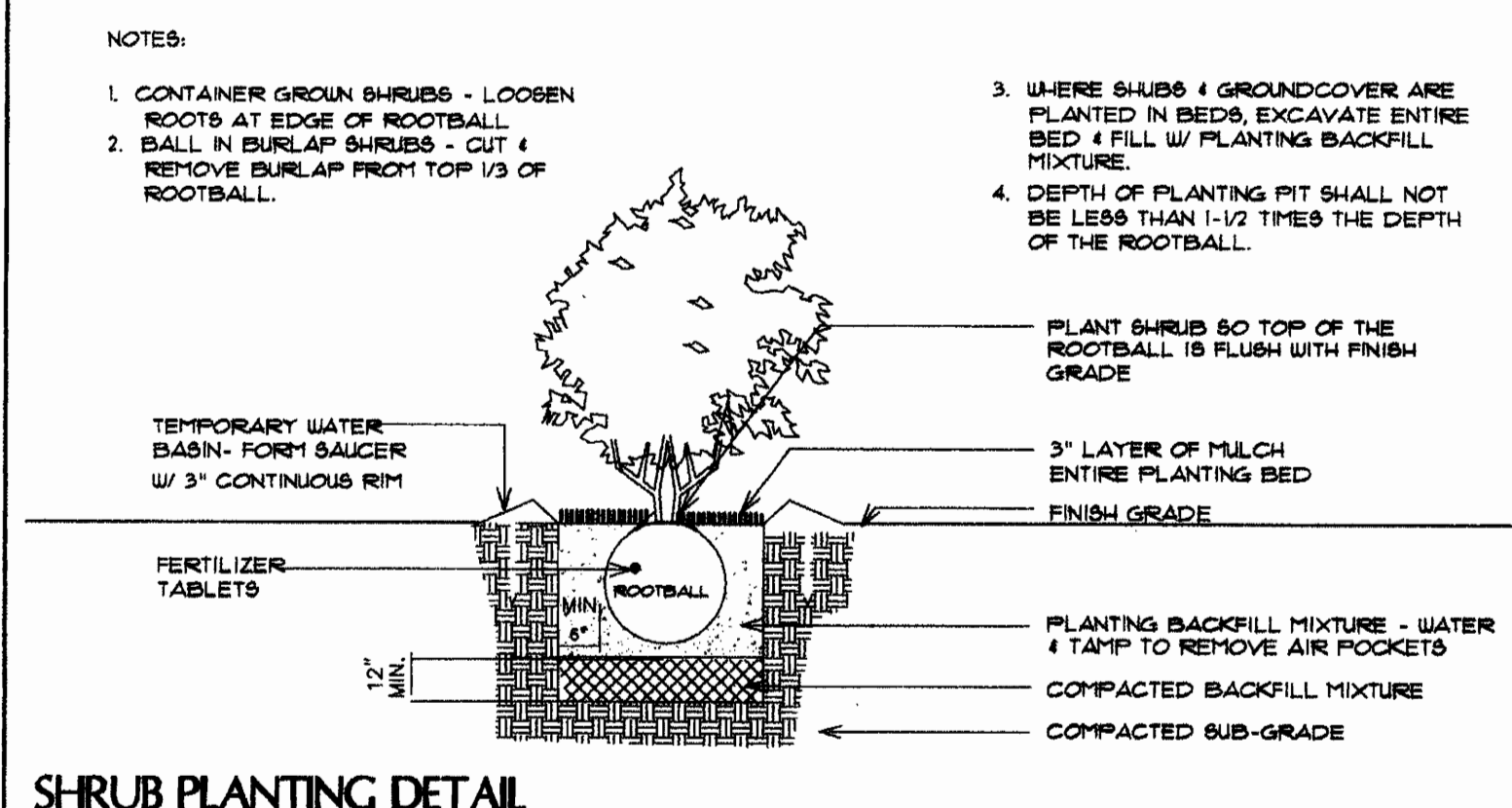
ZONING DISTRICT:	BU-2
NET LOT AREA:	2.96 acres (128,862 sf)
BUILDING AREA:	24,058.23 sf

OPEN SPACE	Required	Provided
A. Square feet of open space required by Chapter 33, as indicated on site plan:		
Net lot area = 128,862 sf x 19% =	24,484 sf	25,824.04 sf
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:		
No. parking spaces 253 x 10 sf per parking space =	2530 sf	2530 sf
C. Total sf of landscaped open space required by Chap 33=	27,014 sf	28,354.04 sf

LAWN AREA CALCULATION		
A. Total sf of landscaped open space required by Chapter 33:	27,014 sf	28,354.04 sf
B. Maximum lawn area (St Aug sod) permitted:		
20' x 20' = 27,014 sf =	5402.8 sf	0 sf

TREES		
A. No. of trees required per net lot acre = 22	66	69
B. % Palms allowed 30%	21	8
% Palms permitted to count as street trees 1:1 basis	NA	NA
C. % Native trees required: 75 x 30% =	23	46
D. Street trees 1:35	9	9
TOTAL NUMBER OF TREES	75	78

SHRUBS		
A. 75 trees required x 10 = no. of shrubs allowed	750	864
B. Native shrubs required: 750 x 30% =	225	436

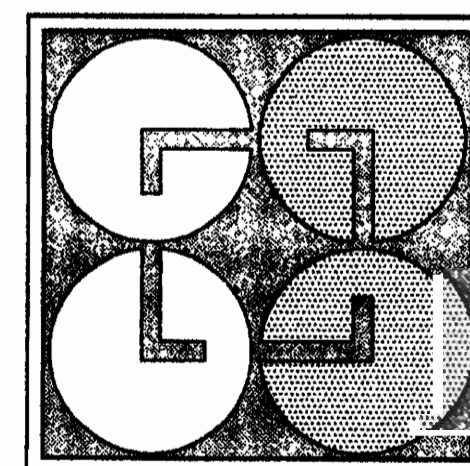


NOTE: ALL BRAZILIAN PEPPER SHALL BE REMOVED FROM SITE.

Plant List (for all proposed plants)

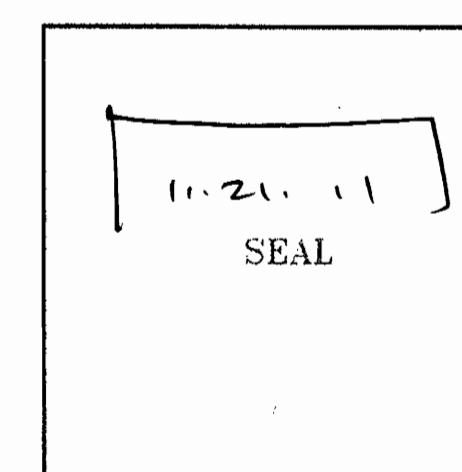
Sym	Quantity	Plant Name	Native	Caliper (installed)	Height & Spread (installed)	Height (estimated at maturity)	Canopy Diameter (estimated at maturity)
Trees and Palms							
BS	14	Bursera simaruba/ Gumbo Limbo	Yes	2"	10' x 5'	60'	35'
LI	15	Lagerstroemia indica 'Tuscarora' / Crape Myrtle	No	2"	12' x 5', Single trunk	20'	15'
LL	3	Lysiloma latisiliqua / Wild Tamarind	Yes	2"	10' x 5', Single trunk	60'	40'
PP	6	Peltophorum pterocarpum / Yellow Poinciana	No	2"	10' x 5'	30'	25'
QV	29	Quercus virginiana/Live Oak	Yes	2"	12' x 5'	45'	50'
LS	7	Lysiloma sabicu / Sabicu	No	2"	10' x 5', Single trunk	20'	15'
VM	8	Veitchia montgomeryana / Montgomery Palm	No		12'-16" O.A.	75'	
Shrubs and Groundcovers							
CI	174	Chrysobalanus icaco / Cocoplum	Yes		24"x24", 3 Gal., 24" O.C.		
DE	58	Duranta erecta 'Gold Mound' / Duranta	No		18" x 18", 3 Gal., 24" O.C.		
IV	110	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon Holly	Yes		14" x 16", 3 Gal., 24" O.C.		
HP	36	Hamelia patens 'Compacta' / Firebush	Yes		24"x24", 3 Gal., 24" O.C.		
JV	65	Jasminum volubile / Wax Jasmine	No		24"x24", 3 Gal., 24" O.C.		
MF	44	Myrcianthes fragrans/ Simpson's Stopper	Yes		24"x24", 3 Gal., 24" O.C.		
MP	186	Murraya paniculata / Orange Jasmine	No		24"x24", 3 Gal., 24" O.C.		
PX	24	Philodendron 'Xanadu' / Xanadu	No		20" x 24", 3 Gal., 24" O.C.		
TF	72	Tripsacum floridana/ Florida Gamma Grass	Yes		3 Gal., 24" O.C.		
VO	95	Viburnum odoratissimum / Sweet Viburnum	No		24"x24", 3 Gal., 24" O.C.		
SOD		Bahia Sod	No				
MULCH		Eucalyptus or Melaleuca					

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REVISIONS	DATE	BY



PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:
MIAMI GARDEN COMMONS
AT:
5901 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL.



SHEET TITLE :
LANDSCAPE PLAN
SCALE: 1" = 20'

JOB No.:
DATE: 6/13/11
SHEET
L-1
OF